1) Distances shown are horizontal ground distances Curve Arc Radius Chord 205.00' S 78°32′52′′W 55.30' 2) Only evidence of easements or structures thereto 45.59' 323.73' S 04°35′30"E 45.55' which are readily apparent from a casual above Lot 15 68.08' 504.25' S 74°39′51″W 68.03' ground view of premises are shown. The Hills of North Chatham S 04°35′30″E 45.55' 40.59' 323.73 21.65° 73.27° 22.39' S 19°01′56″E Lamont Norwood Rd. PS 99-403 The Hills of North Chatham 3) The premises shown and described hereon are 80.19' S 02°55′23″E PS 99-403 subject to any existing easements, rights-of-way. 55.47' 53.15′ restrictions, and setback lines whether or not 59.56 62.94' N 50°35′26″W they may be shown on the plat hereon or whether N 01°39′28′′W 30.60' or not recorded in the public records. 55.00′ 41.71' N 36°13′06″E 40.72' 22.39' N 32°17′08″E 4) No title search was performed for this survey. 72.87 273.73' 72.66' N 00°59′59″W The field survey is based on the referenced plats Corner 48.71' 48.69' S 86°58′58″W 22.39' 25.00' S 64°05′28″W 21.65' S 87°12′31″E 388.66 S 82°42′51″W 76.80' S 87°46′07″E 291.62 5) Total tract area, Phase 2 is 26.330 Ac. (1,146,919 sf). N 34°45′34″W 34.44' \_\_\_\_\_ <u>25</u>′ <u>SBL</u> (Typ.) VICINITY MAP n.t.s. Area in new public R/W (new tract only) is 1.662 Ac. (72,379 sf) 32.91' 33.42 55.00' N 00°53′36"E Area in new public R/W (Phase 1 only) is 0.249 Ac. (10,847 sf) C18 47.58' 46.11' P/0 Total area in new public R/W is 1.911 Ac. (83,226 sf). C19 70.26' S 75°31′49"E 65.58 C20 22.39' Lot 15 21.65' 6) All areas are computed by the coordinate method. 37,47 37.48 454.25' N 87°23′10″E The Hils of C22 50.58' 50.55 454.25' N 81°49′57"E North Chatham 7) No NCGS Monument found within 2000' of property. C23 62.21' 454.25' N 74°43′10″E 62.16 C24 70.00' N 78°32′52″E 255.00′ 68.79' 8) Building Setbacks: 325.00° 325.00° C25 178,12° N 10°09′28″E 175.90' = 40' (Typ.) 135.64 C26 136.64' N 37°54′10″E Side & Rear = 25' (Typ.) (or as shown) 1.662 Ac. Lot 14 9) Zoning: RA40 (WS4 Protected Watershed) Bingham Ridge Phase 1 10) Part of Parcel ID 1722 (PIN 9756-54-4693). PS 2006-28 11) A public water system is not presently available to Marvin Meacham, et al 2.099 Ac. this subdivision. DB 564 Pg. 794 12) Water Hazard Area : No residential structures or septic systems shall be situated within this area. L1 S 08°37′34″E L2 S 10°27′28″E 63.84' 1.689 Ac. 13) Stream Buffer : See Chatham County Watershed 55.62' L3 N 08°37′34″W Protection Ordinance, Section 304, Buffer Area L4 S 02°55′44″E 25.00' Required, for limitations of activities within this L5 S 02°55′44″E 43.00' CERTIFICATE OF OWNERSHIP AND DEDICATION L6 N 84°21′45″E 58.62 We hereby certify that we are the owners of the property L7 S 70°19′17′′W 104.05° Lot 1 shown and described hereon and that we hereby adopt 14) These parcels are located near an area that is L8 S 86°24′08″E 83.30' this plan of subdivision with our free consent, and dedicate PS 90-156 presently used for agricultural purposes. Normal L9 S 53°50′44″W 84.39' all rights-of-way, streets, alleys, walks, easements, parks agricultural operations may conflict with residential and other open spaces to public or private use as noted. L10 N 02°25′25″E 93.64' 1.684 Ac. land use. NC Law (General Statues Section 106-L11 N 83°43′57"W 75.00′ 701) provides some protection for existing agricultural operations against nuisance lawsuits. 1.501 Ac. S 86°35′32″E 436.25 Lot 15 15) Maintenance responsibility for the proposed public road will remain with the Bingham Ridge HOA Bingham Ridge until such time as the NC Division of Highways Phase 1 Septic Area accepts maintenance responsibility. PS 2006-28 16) No new lots are created in Bingham Ridge, Phase 1. CERTIFICATION OF THE APPROVAL OF STREETS 15 new lots are created in Bingham Ridge, Phase 2. I hereby certify that the streets and related improvments have been installed according to plans approved by the 1.632 Ac. Division of Highways, except as noted hereon; or proper 1.560 Ac. provisions have been made for their installation. 1.501 Ac. N 89°26′33″E 427.61 District Engineer, NC Division of Highways 25' SBL (Typ.) 25' SBL (TYP.) N 83°45′21″E 200.00 40' SBL (Typ.) S 89°45′00"W 97.55 Lot 2 1.726 Ac. PS 94-85 (16-R N 89°45′00″E 1.515 Ac. 97.55 C20 1.525 Ac. 贸 After Recombination 40' SBL (Typ.) 10' × 70' 1.526 Ac. Sight Triangles N 86°17′57″E 218.72 PS 94-85 \_\_\_\_ 40' SBL\_(Typ.) Professional Land Surveyor (17-R 1.501 Ac. L-2680 1.957 Ac. Bingham Ridge <sup>男</sup>/After Recombination License Number Phase 1 PS 2006-28 Parcel A is a 50' Future Public (18-R - Right-Of-Way Dedication Containing 0.409 Ac. 2.436 Ac. After Recombination Robert C. & Doris M. Harriss Joseph J. & Alfride Polcaro DB 484 Pg. 230 PB 24 Pg. 94 DB 401 Pg. 21 Remainder 35.97 Ac. by Deed Certificate of Approval for Recording. I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Chatham County, with the exception of such variances, if any, as noted in the minutes of the Board of Commissioners, and that It has been approved by the body for recording in the office of the Chatham County Register of Deeds. Lot 19 Chairman : Chatham County Board of Commissioners Bingham Ridge Phase 1 PS 2006-28 Lot 18-R Septic Area PRELIMINARY PLAT SUBDIVISION & RECOMBINATION SURVEY BINGHAM RIDGE SUBDIVISION Septic Area PHASE 2 BALDWIN TWP., CHATHAM CO., NC LEGEND : SCALE : 1" = 100' DATE: NOVEMBER 15, 2006 O Iron Pipe Set (Unless Otherwise Designated) Existing Iron Pipe or Stake △ Computed Corner (Nothing Set) ☐ Concrete Monument Set HOLLAND Land November 30, 2006 ■ Existing Concrete Monument May 3, 2007 Surveying Reference : Lot 20 Lot 21 Tax Parcel: P/O Parcel ID 1722 (PIN 9756-54-4693) J & B Partners, L.L.C. DB 1310 Pg. 603 Bingham Ridge Bingham Ridge 5424 Hough Road Hillsborough, NC 27278 Zoning: RA40 (WS4 Protected Watershed) PS 2007-6 PS 2006-28 PS 2006-28 608 MLK, Jr. Blvd., Chapel Hill, NC 27514 Project No. 06-054 (919) 942-9401 SCALE IN FEET BR-PH2.DWG Recorded: